



**City Commission Agenda
Civic Center, 2 Park Drive South, Great Falls, MT
Commission Chambers Room 206
May 1, 2018**

CALL TO ORDER 7:00 P.M.

PLEDGE OF ALLEGIANCE

ROLL CALL/STAFF INTRODUCTIONS

AGENDA APPROVAL

CONFLICT DISCLOSURE/ EX PARTE COMMUNICATIONS

PROCLAMATIONS

National Day of Prayer, Paint the Town in Hope Day & Leadership Great Falls Splash for Cash Day.

PETITIONS AND COMMUNICATIONS

(Public comment on any matter that is not on the agenda of the meeting and that is within the jurisdiction of the City Commission. Please keep your remarks to a maximum of 3 minutes. When at the podium, state your name and address for the record.)

1. Miscellaneous reports and announcements.

NEIGHBORHOOD COUNCILS

2. Miscellaneous reports and announcements from Neighborhood Councils.

BOARDS AND COMMISSIONS

3. Appointment/Reappointment to the Historic Preservation Advisory Commission.
4. Reappointment, Advisory Commission on International Relationships.
5. Miscellaneous reports and announcements from Boards and Commissions.

CITY MANAGER

6. Miscellaneous reports and announcements from the City Manager.

CONSENT AGENDA

The Consent Agenda is made up of routine day-to-day items that require Commission action. Items may be pulled from the Consent Agenda for separate discussion/vote by any Commissioner.

7. Minutes, April 17, 2018, City Commission Meeting.
8. Total Expenditures of \$2,705,979 for the period of March 31, 2018 through April 18, 2018, to include claims over \$5,000, in the amount of \$2,455,358.
9. Contracts List.

10. Approve the purchase of one new 2019 Peterbilt 337 single axle cab & chassis dump box truck for \$114,767 from Montana Peterbilt of Missoula, through NJPA (National Joint Powers Alliance).

Action: Approve Consent Agenda as presented or remove items for separate discussion and/or vote

PUBLIC HEARINGS

11. Res. 10233, A Resolution Declaring Certain Property Located at 2311 4th Avenue Southwest, Lot 3B, Block 2, Sunset S 179.75' of E/2 LT3, Cascade County, Montana, A Nuisance, Order the Nuisance be Abated and Authorize City Staff to Force Abatement if Necessary.

Action: Conduct public hearing and adopt or deny Res. 10233. (Presented by Craig Raymond)

OLD BUSINESS

NEW BUSINESS

12. Downtown Revolving Loan Fund Agreement.

Action: Approve or deny Agreement. (Presented by Craig Raymond)

13. 2018/2019 Community Development Block Grant (CDBG) Funding Priorities.

Action: No action is required. (Presented by: Craig Raymond)

ORDINANCES/RESOLUTIONS

CITY COMMISSION

14. Miscellaneous reports and announcements from the City Commission.
15. Commission Initiatives.

ADJOURNMENT

(Please exit the chambers as quickly as possible. Chamber doors will be closed 5 minutes after adjournment of the meeting.) Commission meetings are televised on cable channel 190 and streamed live at <https://greatfallsmt.net>. City Commission meetings are re-aired on cable channel 190 the following Wednesday morning at 10 am, and the following Tuesday evening at 7 pm.



Item: Appointment/Reappointment to the Historic Preservation Advisory Commission.

From: City Manager's Office

Initiated By: City Commission

Presented By: City Commission

Action Requested: Appoint one member and reappoint a member to the Historic Preservation Advisory Commission each for three year terms.

Suggested Motion:

1. Commissioner moves:

“I move that the City Commission appoint Rich Ecke to fill a three-year term through April 30, 2021, and reappoint Ellen Sievert for a three-year term through April 30, 2021, to the Historic Preservation Advisory Commission.”

2. Mayor calls for a second to the motion, Commission discussion, public comment, and calls for the vote.

Staff Recommendation:

It is recommended that the City Commission appoint one member to the Historic Preservation Advisory Commission to a three-year term and reappoint Ellen Sievert to a full three year term through April 30, 2021.

Summary:

Historic Preservation Advisory Commission (HPAC) member Carole Clark completed her second three year term on April 30, 2018. She is not eligible for reappointment. Therefore, it is necessary to appoint one new member. Ellen Sievert was appointed to the Commission on February 20, 2018 for a partial term through April 30, 2018. She is interested and eligible for a full three year term.

During the HPAC meeting on April 11, 2018 the Commission voted to appoint Rich Ecke for his first three year term. The Board also recommended reappointing Ellen Sievert for a full three year term. Board member Ken Sievert abstained from voting for the reappointment.

Ruthann Knudson has recently passed away. She was serving a three year term through April 30, 2020. The City will begin advertising for this vacancy.

Background:

The Historic Preservation Advisory Commission was created to promote the preservation of historic and prehistoric sites, structures, buildings and districts through the identification, evaluation and protection of historic resources within the County and City.

This program is intended to promote the public interest and welfare by:

1. Enhancing the visual character of the City and County by encouraging preservation ideals;
2. Promoting the tourist industry of the City and County by encouraging the preservation of historically significant buildings and structures;
3. Fostering public appreciation of and civic pride in the beauty of the community and the accomplishments of the past;
4. Integrating historic preservation into local, State and federal planning and decision-making processes;
5. Safeguarding the heritage of the community by providing a system for identification and evaluation of historic buildings and structures representing significant elements of its history.

Members shall have expertise/qualifications in one (1) or more of the following areas: history, planning, archaeology, architecture, architectural history, historic archaeology, or other history preservation-related disciplines such as cultural geography or cultural anthropology. Ownership of property nominated to the National Register of Historic Places may also qualify a person to serve on this commission.

The HPAC consists of nine members -- four appointed by the City Commission, four appointed by the County Commission and the ninth member with professional architectural expertise chosen by a majority of the eight other members.

Advertising was done through the local media and on the City of Great Falls' website.

Continuing members of this board are:

Peter Jennings (City)
Kristi Scott (County)
Del Darko (County)
Mark Bodily (County)
Suzanne Waring (County)
Ken Sievert (Permanent)

Citizens interested in this board are:

Rich Ecke

Members interested in Reappointment:

Ellen Sievert

The City will continue to advertise to fill Ms. Knudson's position on the Board.

Alternatives:

The City Commission could choose to appoint or reappoint members and continue to advertise to fill the vacancies.

ATTACHMENTS:

- ▣ Application for Rich Ecke



BOARDS AND COMMISSIONS
CITIZEN INTEREST FORM
(PLEASE PRINT OR TYPE)


RECEIVED

MAR 28 2018

Thank you for your interest. Citizen volunteers are regularly appointed to the various boards and commissions. This application subject to Montana Right to Know laws.

CITY MANAGER

Board/Commission Applying For: HISTORIC PRESERVATION		Date of Application: 3/27/2018
Name: RICHARD ECKE		
Home Address: 301 3RD AVE. NORTH		Email address: richardecke@charter.net
Home Phone: _____	Work Phone: _____	Cell Phone: 406-788-1893
Occupation: WRITER		Employer: NONE
Would your work schedule conflict with meeting dates? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> (If yes, please explain)		
Related experiences or background: Owner of 1893 Victorian house on Lower North Side; have won awards for its restoration; deep knowledge of city government		
Educational Background: Bachelor's degree in Journalism with high honors from the University of Montana / Missoula		
IF NECESSARY, ATTACH A SEPARATE SHEET FOR YOUR ANSWERS TO THE FOLLOWING:		
Previous and current service activities: Worked as a reporter and editor for 38 years at the Great Falls Tribune, including covering city and county government and writing about history and preservation issues.		
Previous and current public experience (elective or appointive): None. Couldn't get involved while a working journalist to avoid potential conflicts of interest.		
Membership in other community organizations: Past president, Great Falls Newspaper Guild Local, past member of Episcopal Church of Incarnation Foundation, member Heritage Area Marketing Committee, MLEC Tennis Committee chair		

Have you ever worked for or are you currently working for the City of Great Falls? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, where and when?	
Do you have any relatives working or serving in any official capacity for the City of Great Falls? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, who, which department, and relationship?	
Have you ever served on a City or County board? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, what board and when did you serve?	
Are you currently serving on a Board? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, which board?	
Please describe your interest in serving on this board/commission? I am intensely interested in this area's history. I have written stories & columns & co-authored 5 pictorial history books for the Tribune. I have painstakingly renovated my 1893 house for 36 years.	
Please describe your experience and/or background which you believe qualifies you for service on this board/commission? I took history courses at Univ. of Montana from K. Russ Todd, Harry Fritz, Bob Lindsay and others. I know city government well. I would like to see additional enhancement of our historic treasures.	
Additional comments: Won awards from Preservation Commission and Neighborhood Housing Services for house preservation; won numerous awards as a journalist; house is former Ausroads Co. manager's residence, which contributes to the N Side Historic District	
Signature 	Date: 3/27/2018

If you are not selected for the current opening, your application may be kept active for up to one year by contacting the City Manager's office. Should a board/commission vacancy occur within 30 days from the last City Commission appointment, a replacement member may be selected from citizen interest forms submitted from the last advertisement. For more information, contact the City Manager's office at 455-8450.

Return this form to:
City Manager's Office
P.O. Box 5021
Great Falls, MT 59403

Fax:
(406) 727-0005

Email:
kartis@greatfallsmt.net



Item: Reappointment, Advisory Commission on International Relationships.

From: City Manager's Office

Initiated By: City Commission

Presented By: City Commission

Action Requested: Reappoint one member to the Advisory Commission on International Relationships for a three year term through March 31, 2021.

Suggested Motion:

1. Commissioner moves:

“I move that the City Commission reappoint Katheryn Craig to the Advisory Commission on International Relationships for a three-year term through March 31, 2021.”

2. Mayor calls for a second to the motion, Commission discussion, public comment, and calls for the vote.

Staff Recommendation:

Staff is recommending the reappointment of Katheryn Craig to a three year term.

Summary:

Katheryn Craig was appointed to the Advisory Commission on International Relationships in November 2014 for a partial term. Ms. Craig is interested and eligible to remain on the Commission. Advertising for other vacancies has been ongoing through the City's website and local media. No applications have been received at this time. During the March 27, 2018 meeting the ACIR Commission recommended the City Commission reappoint Ms. Craig for her first full three year term.

Background:

International programs are growing for many reasons. Rapid changes in communications technology, globalization of the marketplace, and political changes in the last decade have all contributed to an increasing awareness these trends will accelerate in the future. Communities, as well as individuals, businesses, and institutions will need to learn to participate in the “global village,” or be left behind economically or in other ways.

In order for the City to take a leadership role in nurturing and coordinating some of the international efforts, the Advisory Commission on International Relationships was created by Ordinance 2788 on November 8, 2000, and amended by Ordinance 2863 on October 21, 2003. The Commission provides support, coordination, and exchange of information for international programs in the community.

The Commission consists of nine to eleven members.

Continuing members of this commission are:

Term:

Anna Schendel	12/19/17 - 3/31/20
Lana Kadoshnikov	4/18/17 - 3/31/20
Sandra Erickson	4/16/13 - 3/31/19
Charity Jacobson	4/18/17 - 3/31/20
Camile Reovan	4/5/16 - 3/31/19
Brian C. Nosich	4/18/17 - 3/31/20
Veranika Marozava	4/18/17 - 3/31/20
Max Mauch	8/1/17 - 3/31/19

Member interested in Reappointment:

Katheryn Craig 11/19/14 - 3/31/18

Member needing to be replaced:

Michael Kraft 4/5/16 - 3/31/19 (Resigned January 2018)

The City will continue to advertise and accept applications for this position.

Alternatives:

The Commission could choose not to reappoint and could continue to advertise.



Item: Minutes, April 17, 2018, Commission Meeting.

From: City Clerk's Office

Presented By: City Commission



Item: Total Expenditures of \$2,705,979 for the period of March 31, 2018 through April 18, 2018, to include claims over \$5,000, in the amount of \$2,455,358.

From: Fiscal Services

Initiated By: City Commission

Presented By: Melissa Kinzler, Fiscal Services Director

ATTACHMENTS:

- ▣ 5000 Report



ITEM: \$5,000 Report
Invoices and Claims in Excess of \$5,000

PRESENTED BY: Fiscal Services Director

ACTION REQUESTED: Approval with Consent Agenda

LISTING OF ALL ACCOUNTS PAYABLE CHECKS ISSUED AVAILABLE ONLINE AT
www.greatfallsmt.net/fiscalservices/check-register-fund

TOTAL CHECKS ISSUED AND WIRE TRANSFERS MADE ARE NOTED BELOW WITH AN
ITEMIZED LISTING OF ALL TRANSACTIONS GREATER THAN \$5000:

ACCOUNTS PAYABLE CHECK RUNS FROM APRIL 5, 2018 - APRIL 18, 2018	2,671,788.02
MUNICIPAL COURT ACCOUNT CHECK RUN FOR MARCH 31, 2018 - APRIL 13, 2018	34,191.47
TOTAL: \$	<u>2,705,979.49</u>

GENERAL FUND

POLICE

THE BPAD GROUP INC	BPAD 5 YEAR PRODUCT 1/10/18 - 1/9/23 (SPLIT AMONG FUNDS)	5,250.00
ULTIMATE TRAINING MUNITIONS INC	SIMUNITIONS FOR ACTIVE SHOOTER TRAINING	6,337.16
MDE INC	DEACEQ MODULES	8,425.00

FIRE

STRYKER SALES CORPORATION	2ND DEFIB LEASE PAYMENT	27,365.44
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PARK & RECREATION

HIGH POINT NETWORKS LLC	PARK & REC IP PHONE IMPLEMENTATION	12,162.00
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SPECIAL REVENUE FUND

STREET DISTRICT

CHRISTENSEN & PREZEAU PLLP	PROFESSIONAL SERVICES FOR STREET DEPARTMENT	7,757.20
WOITH ENGINEERING INC	OF 1622.2 36TH AVE NE IMPROVEMENTS (SPLIT AMONG FUNDS)	6,318.90
SMITH EQUIPMENT CO	PAVING FABRIC	20,000.00

PLANNING & COMMUNITY DEVELOPMENT

ROBERT PECCIA AND ASSOCIATES	GREAT FALLS LONG RANGE TRANSPORTATION PLAN	28,744.35
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CAPITAL PROJECTS

GENERAL CAPITAL

MIDLAND IMPLEMENT CO	VIB PLOW COMPLETE WITH GRIP	6,995.00
A T KLEMENS	OF 1690.2 CC IT HVAC REPLACEMENT	21,627.74

ENTERPRISE FUNDS

WATER

FERGUSON ENTERPRISES	METER SUPPLIES	30,684.84
NALCO COMPANY	CHEMICALS	41,763.30
LANDMARK STRUCTURES	OF 1625.2 GORE HILL TANK REPLACEMENT	55,959.75
WOITH ENGINEERING INC	OF 1622.2 36TH AVE NE IMPROVEMENTS (SPLIT AMONG FUNDS)	902.70
SLETTEN CONSTRUCTION CO	OF 1519.6 WTP IMPROVEMENTS PHASE 1 CONSTRUCTION	444,127.61

SEWER

WOITH ENGINEERING INC	OF 1622.2 36TH AVE NE IMPROVEMENTS (SPLIT AMONG FUNDS)	902.70
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STORM DRAIN

WOITH ENGINEERING INC	OF 1622.2 36TH AVE NE IMPROVEMENTS (SPLIT AMONG FUNDS)	902.70
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911 DISPATCH CENTER

THE BPAD GROUP INC	BPAD 5 YEAR PRODUCT 1/10/18 - 1/9/23 (SPLIT AMONG FUNDS)	1,500.00
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INTERNAL SERVICES FUND

HEALTH & BENEFITS

MONTANA MUNICIPAL INTERLOCAL AUTHORITY	EMPLOYEE INSURANCE PREMIUM APRIL 2018	734,081.45
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INSURANCE & SAFETY

MONTANA MUNICIPAL INTERLOCAL AUTHORITY	MARCH 2018 DEDUCTIBLE RECOVERY BILLING	7,750.00
KENCO SECURITY & TECHNOLOGY	CIVIC CENTER INSTALL CCTV SYSTEM	17,821.43

CENTRAL GARAGE

MOUNTAIN VIEW CO-OP	FUEL	17,746.40
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TRUST AND AGENCY

COURT TRUST MUNICIPAL COURT

CITY OF GREAT FALLS FINES & FORFEITURES COLLECTIONS 28,850.47

PAYROLL CLEARING

STATE TREASURER	MONTANA TAXES	44,077.00
ICMA RETIREMENT TRUST	EMPLOYEE CONTRIBUTIONS	8,421.89
FIREFIGHTER RETIREMENT	FIREFIGHTER RETIREMENT EMPLOYEE & EMPLOYER CONTRIBUTIONS	51,735.31
STATEWIDE POLICE RESERVE FUND	POLICE RETIREMENT EMPLOYEE & EMPLOYER CONTRIBUTIONS	64,279.10
PUBLIC EMPLOYEE RETIREMENT	PUBLIC EMPLOYEE RETIREMENT EMPLOYEE & EMPLOYER CONTRIBUTIONS	122,659.26
POLICE SAVINGS & LOAN	EMPLOYEE CONTRIBUTIONS	16,521.79
US BANK	FEDERAL TAXES, FICA & MEDICARE	186,967.77
AFLAC	EMPLOYEE CONTRIBUTIONS	10,824.25
NATIONWIDE RETIREMENT SOLUTIONS	EMPLOYEE CONTRIBUTIONS	13,811.79
MONTANA MUNICIPAL INTERLOCAL AUTHORITY	1ST QUARTER WORKERS COMPENSATION	229,322.31

UTILITY BILLS

ENERGY WEST RESOURCES INC	MARCH 2018 MONTHLY CHARGES	39,027.50
MONTANA WASTE SYSTEMS INC	MARCH 2018 MONTHLY CHARGES	62,334.60
TALLEN TREASURE STATE	ELECTRICITY CHARGES FOR MARCH 2018	71,399.60

CLAIMS OVER \$5000 TOTAL: \$ 2,455,358.31



Item: Contracts List

From: City Clerk's Office

Presented By: City Commission

ATTACHMENTS:

- ▣ Contracts List

CITY OF GREAT FALLS, MONTANA

AGENDA: 9

COMMUNICATION TO THE CITY COMMISSION

DATE: May 1, 2018

ITEM: CONTRACTS LIST
Itemizing contracts not otherwise approved or ratified by City Commission Action
(Listed contracts are available for inspection in the City Clerk’s Office.)

PRESENTED BY: Darcy Dea, Deputy City Clerk

ACTION REQUESTED: Ratification of Contracts through the Consent Agenda

MAYOR’ S SIGNATURE: _____

CONTRACTS LIST

	DEPARTMENT	OTHER PARTY (PERSON OR ENTITY)	PERIOD	AMOUNT	PURPOSE
A	Great Falls Police Department	Ron Smith & Associates, Inc.	05/01/2018-06/30/2018	\$2,400	Professional Services Agreement for fundamentals of crime scene examination & evidence training October 22-26, 2018
B	Park and Recreation	Cory Guthmiller, Rocky Mountain Tree Care Specialists, Inc.	04/16/2018-05/15/2018	\$825	Agreement for tree removal of tree #4-23 & 4-24 at 2825 4 th Avenue North; tree #14-2 at 2905 6 th Avenue North; and tree #16-3 at 1417 8 th Avenue South

C	Public Works/ Engineering	Outrigger Consultants, LLC.	05/01/2018- 12/31/2020	Not to exceed \$33,165	Professional Services Agreement for easement acquisition, preliminary design, final design, building phase, and construction phase for storm drainage design for the Lift Station #8 removal project in the southwest portion of Great Falls, MT OF 1722.2
D	Public Works/ Engineering	Roy D. and Diane N. Volk	Permanent	\$1.00	Memorandum of Understanding and Permanent Sanitary Sewer Utility Easement in the S1/2, NE1/4, SW1/4 of Section 13, T20N, R3E, MPM OF 1722.2
E	Public Works/ Engineering	Roy D. and Diane N. Volk	Permanent	\$1.00	Memorandum of Understanding and Permanent Sanitary Sewer Utility Easement in the W1/2, SE1/4 of Section 13, T20N, R3E, MPM OF 1722.2
F	Public Works/ Engineering	Roy D. and Diane N. Volk	Permanent	\$1.00	Memorandum of Understanding and Permanent Storm Drainage Utility of Understanding in the W1/2, SE1/4 of Section 13, T20N, R3E, MPM OF 1722.2
G	Planning and Community Development	Nelson Architects, LLC.	03/28/2018- 07/31/2018	\$3,980	Professional Services Agreement for architectural planning services for the potential conversion of the Missouri Room into office space for Planning and Community Development, and potential relocation for the Legal department OF 1597.1
H	Public Works – Environmental	Falls Mechanical Services, LLC	Permanent	N/A	Maintenance Agreement for Falls Mechanical Services, LLC at Broadwater Bay Business Park Addition, located in S11, T20N, R3E, Block 009, Lot 002, to maintain stormwater Best Management Practice (BMP's) for a

					private stormwater treatment system associated with its facility.
I	Great Falls Police Department, IT & Legal Department	Zuercher	04/19/2018	\$8,820 + annual maintenance \$1,059	Quote Agreement for Prosecution Core software, services and training
J	Park and Recreation	Great Falls Original Farmer's Market	06/01/2018-09/30/2018	\$250	Use Agreement for use of a portion of City property – Whittier Park, Park Drive between Central Avenue and 1 st Avenue South, and the City parking lot behind the Downtowner to conduct the Saturday Farmer's Market.



Item: One New 2019 Single Axle Cab & Chassis Dump Box Truck

From: Doug Alm, Vehicle Maintenance Supervisor

Initiated By: Public Works Department

Presented By: Jim Rearden, Public Works Director

Action Requested: Approve Purchase

Suggested Motion:

1. Commissioner moves:

"I move that the City Commission (approve/reject) the purchase of one new 2019 Peterbilt 337 single axle cab & chassis dump box truck for \$114,767 from Montana Peterbilt of Missoula, through NJPA (National Joint Powers Alliance)."

2. Mayor requests a second to the motion, Commission discussion, public comment, and calls for the vote.

Staff Recommendation:

Staff recommends that the City Commission approve the purchase of one new 2019 Peterbilt 337 single axle cab & chassis dump box truck from Montana Peterbilt of Missoula, for a total of \$114,767.

Background:

Purpose

This single axle cab & chassis dump box truck will be used in the Utilities Division. The dump truck will be used primarily for hauling material to and from excavations involving the City water, sewer and storm drain systems.

Evaluation and Selection Process

The City of Great Falls has a membership with NJPA to view their competitive bid contracts. As a member of NJPA, the City of Great Falls can interact directly with awarded vendors to facilitate a purchase. This also allows the City of Great Falls to work with the NJPA contract manager to verify pricing, answer contract questions, or any other questions that may arise.

Conclusion

The bid specifications from NJPA meet specifications for the single axle cab & chassis dump box truck.

Fiscal Impact:

This vehicle will replace the City's 1999 Chevy C-7500, Unit #630, VIN #1GBM7H1C1XJ101139. Unit #630 will be declared surplus and sold at a later date.

Funds for this scheduled purchase from the ERS (Equipment Revolving Schedule) were provided in the FY 2018 Utilities Sewer Fund Budget.

Alternatives:

The City Commission could vote to reject the purchase of one new 2019 single axle cab & chassis dump box truck.

ATTACHMENTS:

- ▣ Form G
- ▣ Acceptance and Award
- ▣ City of Great Falls Quote
- ▣ NJPA Contract



Form G
Class 6, 7, and 8 Chassis with Related Equipment, Accessories, and Services

	Possible Points	Autocar, LLC	Bayshore Ford Truck Sales, Inc	Birmingham Freightliner, LLC	Hiab USA Inc	I-State Truck, Inc	Kenworth Truck Company	Long Lewis Western Star	Los Angeles Truck Centers	National Auto Fleet Group	Navistar, Inc.	Palmer Trucks, Inc	Peterbilt Motors Company	RWC International, LTD	Volvo Group North America
Conformance to Terms/ Conditions to Include Documentation	50	38	38	34		36	43	32	34	39	40	40	41	35	43
Pricing	400	306	276	255		285	339	242	269	331	328	306	325	281	336
Financial, Industry and Marketplace Successes	75	58	42	44		45	61	43	47	59	62	52	62	47	61
Bidder's Ability to Sell/ Service Contract Nationally	100	83	43	44		45	88	41	44	77	88	49	87	52	88
Bidder's Marketing Plan	50	40	30	30		30	40	27	32	40	41	36	32	37	43
Value Added Attributes	75	59	42	41		44	59	44	41	61	59	52	59	48	62
Warranty Coverages and Information	50	43	41	37		39	46	39	37	41	45	41	43	41	45
Selection and Variety of Products and Services Offered	200	156	121	124		132	170	111	127	179	165	127	159	121	151
Total Points	1,000	782	633	610		656	845	579	632	826	827	702	809	661	829
Rank Order		6	10	12		9	1	13	11	4	3	7	5	8	2

Ginger Line, CPPB, NJPA

Jonathan Mann, JD, NJPA

Chris Robinson, JD, NJPA

Gregg Meierhofer, CPPO, NJPA

Keith Hanson, CPA, NJPA

Kim Austin, NJPA

FORME
CONTRACT ACCEPTANCE AND AWARD



(Top portion of this form will be completed by NJPA if the vendor is awarded a contract. The vendor should complete the vendor authorized signatures as part of the RFP response.)

NJPA Contract #:081716-PMC

Proposer's full legal name: Peterbilt Motors Company

Based on NJPA's evaluation of your proposal, you have been awarded a contract. As an awarded vendor, you agree to provide the products and services contained in your proposal and to meet all of the terms and conditions set forth in this RFP, in any amendments to this RFP, and in any exceptions that are accepted by NJPA.

The effective date of the Contract will be November 15, 2016 and will expire on November 15, 2020 (no later than the later of four years from the expiration date of the currently awarded contract or four years from the date that the NJPA Chief Procurement Officer awards the Contract). This Contract may be extended for a fifth year at NJPA's discretion.

NJPA Authorized Signatures:

NJPA CHIEF PROCUREMENT OFFICER
AND PROCUREMENT/CPO SIGNATURE

Jeremy Schwartz
(NAME PRINTED OR TYPED)

NJPA EXECUTIVE DIRECTOR/CEO SIGNATURE

Chad Coquette
(NAME PRINTED OR TYPED)

Awarded on November 15, 2016

NJPA Contract# 081716-PMC

Vendor Authorized Signatures:

The Vendor hereby accepts this Contract award, including all accepted exceptions and amendments.

Vendor Name

Robert P Woodall - Peterbilt Motors Company

Authorized Signatory's Title

Asst General Mgr - Sales & Marketing

VENDOR AUTHORIZED SIGNATURE

Robert P. Woodall
(NAME PRINTED OR TYPED)

Executed on _____, 20__

NJPA Contract# 081716-PMC



Missoula Branch Remit to:
 9550 Cartage Road PO Box 16445
 Missoula, MT 59808 Missoula, MT 59808
 (406) 721-6100

NJPA Contract #: 018-716-PMC
 Date: 04-09-2018

Branch: Missoula
 Department: New

www.montanapeterbilt.com



Bill-To:
 City of Great Falls
 Doug Alm
 P.O. Box 5021
 Great Falls, MT 59403

Ship-To:
 City of Great Falls
 Doug Alm
 P.O. Box 5021
 Great Falls, MT 59403

ID: 1145 Ph: 406-771-1401 NJPA Contract # 018-716-PMC Salesperson: TODD WHITMAN
 + SOLD UNIT(S)

Chassis Price	\$83,302.00
Body Price	\$30,865.00
Extras - Wheels - Manuals	\$600.00
NO FET	

Total \$114,767.00

Standard Peterbilt Factory Warranty Applies.

Signature _____

Date _____

PETERBILT MOTORS COMPANY

NJPA CONTRACT #018-716-PMC

Montana Peterbilt		City Of Great Falls	
PETERBILT MODEL	337	CHASSIS #	INSERT CHASSIS #
CAB & CHASSIS LIST PRICE	\$118,310	PETERBILT MODEL	NJPA DISCOUNT
NJPA DISCOUNT %	29.59%	220	
NJPA DISCOUNT \$	\$35,008	325	
CAB & CHASSIS PRICE	\$83,302	337	29.59%
		348	
TOTAL PRICE FOR ALL SOURCED GOODS/SERVICES	\$31,465	365	
		367	
TOTAL PRICE FOR CAB & CHASSIS AND ALL SOURCED GOODS/SERVICES	\$114,767	567	
		579	
		389	
		320	
		520	



Item: Resolution 10233, A RESOLUTION DECLARING CERTAIN PROPERTY LOCATED AT 2311 4TH AVENUE SOUTHWEST, LOT 3B, BLOCK 2, SUNSET S 179.75' OF E/2 LT 3, CASCADE COUNTY, MONTANA, A NUISANCE, ORDER THE NUISANCE BE ABATED AND AUTHORIZE CITY STAFF TO FORCE ABATEMENT IF NECESSARY.

From: Craig Raymond, Director, Planning and Community Development

Initiated By: Craig Raymond

Presented By: Craig Raymond, Director, Planning and Community Development

Action Requested: Conduct a public hearing and adopt Resolution 10233 Declaring Certain property located at 2311 4th Avenue Southwest, a Nuisance, order the Nuisance be abated and authorize City staff to force abatement if necessary.

Public Hearing:

1. Mayor conducts public hearing, calling three times each for opponents and proponents.
2. Mayor closes public hearing and asks the will of the Commission.

Suggested Motion:

1. Commissioner moves:

“I move that the City Commission (adopt/deny) Resolution 10233, Declaring Certain property located at 2311 4th Avenue Southwest, Lot 3B, Block 2, Sunset S 179.75' of E/2 LT 3, Cascade County, Montana, a Nuisance, order the Nuisance be abated and authorize City staff to force abatement if necessary.”

2. Mayor calls for a second to the motion, Commission discussion, and calls for the vote.
-
-

Staff Recommendation:

Staff recommends the City Commission adopt Resolution 10233 Declaring Certain property located at 2311 4th Avenue Southwest, Lot 3B, Block 2, Sunset S 179.75' of E/2 LT 3, Cascade County, Montana, a Nuisance, order the Nuisance be abated and authorize City staff to force abatement if necessary.

Background:

In December 2017, the Great Falls Planning and Community Development Department received a complaint about the condition of the property located at 2311 4th Avenue Southwest, Lot 3B, Block 2, Sunset S 179.75' of E/2 LT 3, Great Falls, Montana 59404. In January 2018, City Staff received a petition through Neighborhood Council #2 with approximately 67 signatures stating they feel the subject property is a public nuisance and desire that the City do something to resolve the problems. Items included in the petition include "maintenance and sanitation violations, nuisance and public nuisance violations and operating a business without a license".

From December 2017 to the present date, the Department made all efforts to work with Mr. Michael K. Lewis, the property owner, with attempted telephone calls and site visits. A violation letter was mailed on December 14, 2017, in hopes that City Code violations on the property would be cured. Follow-up inspections and site visits were conducted but compliance never occurred. City staff gave extra time to comply due to inclement weather conditions.

Based on six separate inspections conducted from the public right-of-way and the residence between December 12, 2017, and March 15, 2018, numerous violations were shown to exist consistent with the history of complaints. During the inspections, the following conditions were observed on the property:

1. Numerous salvage items in the driveway, throughout the property, including front, back, and side yards, and between the residence, pool house, and garage;
2. Numerous licensed and unlicensed vehicles on the property in different states of disrepair and illegally parked on the property without the required off-street parking surfacing;
3. Garage is in a dilapidated, unsightly condition and is a safety hazard due to a fire in October 2017.

Staff finds that these conditions constitute a Nuisance as defined by the Official Code of the City of Great Falls (OCCGF) 8.49.010. Additionally, many of the above cited conditions constitute OCCGF violations independent of the nuisance as a whole.

A title report was examined by the Department on March 5, 2018. The report revealed that Michael K Lewis is the sole owner of the property. Pursuant to OCCGF 8.49.040, a notice letter was mailed certified, postage pre-paid, and return receipt requested to Mr. Lewis on April 10, 2018. The letter informed Mr. Lewis of this public hearing and the potential consequences of the Commission adopting Resolution 10233. Notice was also mailed to all potential creditors. A copy of said letter was also attached to the property pursuant to OCCGF 8.49.030.

Fiscal Impact:

The total cost of the abatement and clean-up, should Mr. Lewis fail to comply, is unknown at this time. If necessary, the City will use money from the Hazard Removal Fund for abatement of the property. However, the continued presence of these conditions propagates blight and slum, thereby decreasing surrounding property values.

ATTACHMENTS:

- ▣ Resolution 10233
- ▣ Violation Letter
- ▣ Amended Hearing Notice Letter
- ▣ Attachment 1
- ▣ Attachment 2

- ▣ Attachment 3
- ▣ Attachment 4
- ▣ Attachment 5

RESOLUTION 10233

A RESOLUTION DECLARING CERTAIN PROPERTY LOCATED AT 2311 4TH AVENUE SOUTHWEST, LOT 3B, BLOCK 2, SUNSET S 179.75' OF E/2 LT 3, CASCADE COUNTY, MONTANA, A NUISANCE, ORDER THE NUISANCE BE ABATED AND AUTHORIZE CITY STAFF TO FORCE ABATEMENT IF NECESSARY.

WHEREAS, Michael K Lewis, (hereinafter “property owner”), owner of the real property and structures located at 2311 4th Avenue Southwest, Lot 3B, Block 2, Sunset S 179.75' of E/2 LT 3, Cascade County, Montana, and within the incorporated boundaries of the City of Great Falls, was given notice pursuant to the Official Code of the City of Great Falls (OCCGF) Section 8.49.040, of a hearing before the City Commission on May 1, 2018, wherein said property owner was informed the City Commission would proceed to hear the testimony of City personnel and the testimony of any other interested party, who may be present, and desire to testify respecting the condition of the property; and

WHEREAS, said property owner was informed that the City Commission upon the conclusion of the hearing, would by resolution, declare its findings, and may declare the property to be a nuisance, and direct the owner to physically commence abatement of the nuisance within ten (10) days, and to complete said abatement within thirty (30) days, by having the property repaired, demolished, removed or other appropriate act necessary to cure the nuisance; and

WHEREAS, said property owner was informed that failure to abate the nuisance would result in the property being the subject of abatement, or other appropriate act, as the case may be, by the City and the expenses thereof shall remain a lien on the property; and

WHEREAS, the City Commission has conducted the hearing on May 1, 2018, regarding the property pursuant to OCCGF Section 8.49.050, hearing the testimony of the City personnel and the testimony of any other interested party, who was present, and desired to testify respecting the condition of the property, the estimated cost of repair, demolition, removal or other appropriate action.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF GREAT FALLS, MONTANA:

1. Staff and other interested parties having presented evidence of the condition of the subject property, and having described the condition of the subject property, the City Commission does hereby find the same to be a nuisance pursuant to OCCGF Section 8.49.010, and hereby directs the owner to commence abatement within ten (10) days of the date of this resolution to the satisfaction of the Great Falls Planning and Community Development Director, pursuant to Title 8, Chapter 49 of the OCCGF.

2. It is further ordered that, abatement, to the satisfaction of the Great Falls Planning and Community Development Director, be completed within thirty (30) days of the date of this resolution, pursuant to Title 8, Chapter 49 of the OCCGF.
3. It is further ordered that, if the owner fails to abate said nuisance as ordered and within the time allowed, the City Staff is directed to take any and all steps necessary to abate the nuisance with all expenses to attach as a lien against the property.
4. This Resolution shall be in effect for a six (6) month period from the date below.
5. City staff shall serve the said property owner with a copy of this resolution by certified mail, postage prepaid, and return receipt requested, as required by Title 8, Chapter 49 of the OCCGF.

BE IT FURTHER RESOLVED BY SAID CITY COMMISSION that this Resolution shall become effective immediately upon its passage and approval.

PASSED AND ADOPTED by the City Commission of the City of Great Falls, Montana, on May 1, 2018.

Bob Kelly, Mayor

ATTEST:

Darcy Dea, Deputy City Clerk

(SEAL OF CITY)

APPROVED FOR LEGAL CONTENT:

Sara Sexe, City Attorney



December 14, 2017

Case Number: 2017-00003075
Open Date: 12/8/2017

Certified # 70151730000151070732
Regular Mail

LEWIS, MICHAEL K
2311 4TH AVE SW
GREAT FALLS, MT 59404

Notice of Junk, Abandoned, Unlicensed, Inoperable Vehicle/Rubbish, Exterior Storage/Off-street Parking Surfacing/Occupying a recreational vehicle Violation at 2311 4TH AVE SW

COMPLIANCE DATE: December 23, 2017 (which is 10 days to commence) & January 12, 2018 (which is 30 days to complete) The occupying of the recreational vehicle must cease immediately

Dear LEWIS, MICHAEL K,

Community Development has received several complaints concerning your property and the current use. The complaint also states that there is a parked recreational vehicle on the lot and that someone is using it as a dwelling. Your property is zoned R-1. Per the Official Code of the City of Great Falls (OCCGF) camping is not a permitted use in the R-1 zoning district. Sections 8.50.010 & 8.51.030 & (17.32.150) & 17.36.2.030 of the Official Codes of the City of Great Falls (OCCGF). **Within ten (10) calendar days of the date of this letter, the City requests you to commence action on the property and thirty (30) calendar days to complete compliance** on the property by the dates listed above, we also request all the rubbish/exterior storage be located within a storage building or properly disposed of. Arrangements must be made with the City Sanitation Department Supervisor (406-771-1401) or your private waste collection provider for additional garbage pickups and charges, prior to the location of the rubbish in or around the alley container.

Section 10.61.030 of the Official City Codes of Great Falls prohibits the location of unlicensed and/or inoperative vehicle(s) upon private property. **Within ten (10) calendar days from the date of this letter** we ask that such vehicles(s) be currently licensed and visibly operable, removed, located within a storage building or concealed by a cover specifically designed for such purpose, and be in compliance with all other ordinances and/or codes. *Tarps are not acceptable substitutes for distinctly designed car covers.* The City-County Health Department (406-454-6905) will remove such vehicles(s) for you free of charge upon your request. To receive services from the City-County Health Department you must be the registered owner of the vehicle and willing to sign off on release of it.

Per 17.20.3.060 Table 20-1 campgrounds are only permitted in the C-3 and GFIA zoning districts and conditionally permitted in C-2 zoning district. This must also be approved at the State level.

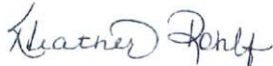
City of Great Falls Planning and Community Development
Code Enforcement Division
2 Park Drive South Room 112, Great Falls, MT 59401

Items referenced are not inclusive: **The City tried to contact the owner but was unsuccessful. Including but not limited to an Elkhart Traveler fifth wheel travel trailer with a missing window displaying license plate MT 24TRA373 coming back from the MT Department of Justice Motor Vehicle Division as No Records Found illegally parked on the property on the boulevard and illegally being occupied which has to cease, blue and white boat and boat trailer with no visible license plate or registration sticker illegally parked on the property in the yard, red dismantled car with no visible license plate illegally parked on the property in the yard, dismantled dark color two door car in the driveway with no visible license plate, can't tell if the vehicle is visibly operable, several other vehicles coming and going from the property in different states of disrepair, a large swimming pool with no required enclosure; the pool area shall be enclosed by a substantial protective barrier which shall be adequate and sufficient to prevent persons, children, or animals from danger or harm and shall be equipped with a self-closing, self-latching lock gate. Numerous auto parts, buckets, trash, wood, overflowing trash container and filled bags, furniture, gas cans, unmaintained yard in front and back and boulevard, pickup topper, tires, tarps, large amount of leaves, large gray dumpster in front of the garage that is overflowing, many other items of rubbish and exterior storage throughout the property. The garage is in dilapidated condition due to the garage fire October 17, 2017 and must be repaired. This property is an eyesore and nuisance to neighboring properties in the neighborhood, and the community. The on-going condition of this property is causing blight in the neighborhood and the aesthetics of the neighborhood. The water was shut off to this property in August 2017 for non-payment; please be advised that water is a required utility in order to occupy a structure. This letter has been mailed pre-paid regular USPS mail and certified USPS mail.**

We are seeking voluntary compliance and then if that doesn't work, then we will be forced to achieve compliance through the formal legal process, and the Assistant City Attorney will become involved. **An inspection will be conducted on December 27, 2017 and January 15, 2018** to insure the necessary corrective actions have been taken. Failure to take corrective action as required by Sections 8.50.010 & 10.61.030 (OCCGF) will result in the immediate filing of a criminal nuisance complaint in City Court under Sections 1.04.070 and/or 8.50.020 and/or 10.61.080 (OCCGF). Once a complaint has been filed the minimum fine is \$250 with a maximum fine of \$500 and/or 6 months in the County Jail. Please do not delay the resolution of this violation, as no further notices will be sent prior to the filing of a criminal nuisance complaint.

If you have questions, I may be contacted by telephone at 406-455-8574, by E-mail at codeenforce@greatfallsmt.net or in room 112, Community Development Department at the Civic Center, located at # 2 Park Drive and Central Avenue.

Respectfully,



Heather Rohlif, Code Enforcement Officer
Building Inspectors Office

C: Property File



Planning & Community Development
Room 112
2 Park Drive South
Great Falls, MT 59401

April 10, 2018

Michael K Lewis
2311 4th Ave SW
Great Falls, MT 59404

Re: 2311 4th Ave SW, Great Falls, MT 59404; Lewis Property.
AMENDED NOTICE OF HEARING

Dear Michael K Lewis,

I am writing this letter to you as the legal recorded owner of the above referenced property. If you no longer own the property, please advise me as soon as possible.

You are hereby advised that pursuant to the Official Code of the City of Great Falls (OCCGF) § 8.49.040 that a Great Falls City Commission meeting is scheduled for ~~April 17, 2018~~ **May 1, 2018**, at 7:00 p.m. This City Commission meeting will be held pursuant to OCCGF § 8.49.050. At said Commission meeting, the Commission will proceed to hear the testimony of the City personnel and the testimony of any other interested party who may be present and desire to testify respecting the condition of the above stated property. Apparent conditions on the property constitute a violation of the OCCGF §§ 8.49.030, 8.51.030, 10.61.030, 17.36.2.030. Therefore, in my professional opinion, the property is deemed to be a fire and safety hazard as well as an attractive nuisance to the community.

See attached Summary of Inspection Statement for a list and description of observed violations.

You are hereby advised that pursuant to OCCGF § 8.49.050, upon the conclusion of the hearing, the City Commission will, by resolution, declare its findings and in the event it so concludes, it may declare the property to be a nuisance and direct you to physically commence abatement of the nuisance within ten (10) days, and to complete said abatement within thirty (30) days, by removing or taking the appropriate act necessary to cure the nuisance. Additionally, such resolution shall further notify you that if the nuisance is not abated, the property will be the subject of repair, removal, or other appropriate act, as the case may be, by the City and the expenses thereof shall remain a lien on the property.

Finally, you are also hereby advised that if the City Commission declares the property to be a nuisance by resolution, the City Clerk shall file a certified copy of the resolution declaring real property a nuisance with the Cascade County Clerk and Recorder. My contact information is listed below.

Sincerely,

Craig Raymond
Great Falls, Planning and Community Development Director

cc. Greg Doyon, City Manager
Joseph Cik, Assistant City Attorney
Mortgage Electronic Reg Systems Inc, PO Box 2026, Flint, MI 48501-2026
Guild Mortgage Company, PO Box 85304, San Diego, CA 92186
Chicago Title Insurance Company, 101 River Dr N Lower Plaza, Great Falls, MT 59401
First American Title Co of Montana Inc, 110 2nd St S, Great Falls, MT 59401
Collection Bureau Services Inc, PO Box 7339, Missoula, MT 59807
Teton Banks, 321 Central Ave Drawer 9, Fairfield, MT 59436













Item: Downtown Revolving Loan Fund Agreement

From: Tom Micuda, Deputy Director, Planning and Community Development

Initiated By: Great Falls Development Authority (GFDA)

Presented By: Craig Raymond, Director, Planning and Community Development

Action Requested: City Commission approve the amended Downtown Revolving Loan Fund Agreement.

Suggested Motion:

1. Commissioner moves:

“I move that the City Commission (approve/deny) the amended Downtown Revolving Loan Fund Agreement.”

2. Mayor requests a second to the motion, Commission discussion, public comment and calls for the vote.

Staff Recommendation:

Staff recommends the City Commission approve the amended Downtown Revolving Loan Fund Agreement.

Summary:

The proposed agreement between the City of Great Falls and the Great Falls Development Authority (GFDA) amends the 2009 Revolving Loan Fund Agreement to give GFDA new authority to approve microloans (loans of \$15,000 or less) to business owners within the downtown. These microloans would give downtown business owners new opportunities to foster activities, such as outdoor dining and entertainment, through the installation of physical improvements such as street furnishings and "pedlets" modeled after the very successful Mighty Mo pedlet project that occurred in 2017.

Background:

The original Revolving Loan Fund Agreement between the City of Great Falls and GFDA was approved by the City Commission on December 15, 2009. The agreement granted GFDA \$300,000 to be matched by line-of-credit funds from local banking institutions for the purpose of establishing GFDA's Downtown Revolving Loan Fund. Since 2009, this fund has been used to provide gap financing in the

Downtown Loan District - a geographic area established by the original Downtown Tax Increment Finance District in 1979.

In 2016 the City of Great Falls received approval from the Montana Main Street Division of the Department of Commerce to receive grant funds to complete its first ever pedlet project. The \$8,000 of Main Street grant funding provided partial funding to allow a pedlet walk-around and outdoor dining area to be installed in front of the Mighty Mo in May 2017. The creation of this outdoor venue was an enormous success and has encouraged the City and the Business Improvement District to receive a second grant, as well as additional local funding for a greater pedlet presence in 2018. Because additional downtown businesses have expressed interest in establishing outdoor dining venues, the City was approached by both the BID and GFDA to create an additional funding source. As a result, the City proposes to amend the 2009 Loan Fund Agreement to allow for small, microloans to be offered from this fund.

ATTACHMENTS:

- Downtown Revolving Loan Fund Agreement
- Map Exhibit

THE CITY OF GREAT FALLS
REVOLVING LOAN FUND
SECOND AMENDED AGREEMENT
THE CITY OF GREAT FALLS,
MONTANA, AND GREAT FALLS
DEVELOPMENT AUTHORITY

GREAT FALLS DEVELOPMENT AUTHORITY, hereinafter referred to as the Grantee, and the City of Great Falls, a Municipal Corporation of the State of Montana, hereinafter referred to as the City, on this ___ day of _____, 2018, do hereby agree to enter into this Agreement.

PROJECT PURPOSE

The purpose of the Revolving Loan Fund is to continue advancing certain key objectives of the original Central Place Revitalization Program adopted by the City in 1979. The specific Central Place Revitalization objectives to be advanced are:

- To maintain and expand the vitality of the Central City and support its role as the focal point of urban life in Great Falls by breaking the cycle of economic, cultural, physical and environmental decay.
- To upgrade property values in the area and provide opportunities for new, private investment, thereby increasing the tax base.
- To provide a method and incentive for the adaptive reuse of sound, but functionally obsolete, buildings for commercial use.

PROJECT HISTORY

1. The parties entered into an agreement regarding the Project Purpose on December 15, 2009 (The 2009 Agreement).
2. The 2009 Agreement was amended on May 15, 2012 to increase loan amounts from 25 percent of project cost to 30 percent of project cost, and
3. the parties intend to further amend the agreement as set forth herein.

PROJECT DESCRIPTION

The Grantee has approved of, and hereby agrees to, the following project description: The project budget consists of \$300,000 granted from the City of Great Falls to be matched by a minimum of \$1 for \$1 through funds derived by a line-of-credit provided by local banking institutions to the Grantee for the purpose of establishing a Downtown Revolving Loan Fund (RLF). This fund will be used to provide gap financing in the Downtown Loan District. The boundaries of the Downtown Loan District are the same boundaries established for the Downtown Urban Renewal District in 1979. They are:

- Northern boundary of 10th Avenue North
- Southern boundary of 10th Avenue South
- Western boundary of the Missouri River
- Eastern boundary from 10th Avenue South north along 10th Street South to 1st Avenue South, then east along 1st Avenue South to 16th Street South, then north along 16th Street to 2nd Avenue North, and then went along 2nd Avenue North to 10th Street North, and then north on 10th Street North to its intersection with 10th Avenue North (See map exhibit of

Downtown Loan District attached to this agreement, and incorporated herein by this reference).

GENERAL CONDITIONS

The Grantee will use funds from the Downtown RLF to provide gap financing for real estate development investment and business loans in the Downtown Loan District as defined in the project description of this agreement. The City funds will be used to fund the first \$300,000 in loans, drawn down as needed for loan closings. Loans will be made per project to a maximum of \$150,000 or 30% of project cost, whichever is less.

Additionally, microloans (loans of \$15,000 or less) may be used for improvements to properties and businesses that will increase the value and utility of property, help start, strengthen or expand a business, and/or support revitalization of the Downtown Loan District. Microloans do not require the participation of a bank or a subordination to bank financing. Examples of microloan funded projects include, but are not limited to, pedlets and/or furnishings and improvements intended to foster downtown activities such as outdoor dining and entertainment.

All loans are subject to application and approval by the Great Falls Development Authority Loan Committee. Loan review must take into consideration the Project Purpose objectives. The Grantee will take subordinate position on all loans made through this fund. The loan fund will be used as collateral for the bank line of credit. Grantee will handle all marketing and management of the funds. The GFDA Board must approve all write-offs prior to their occurrence.

HOLD HARMLESS

The Grantee agrees to hold harmless, defend, and indemnify the City of Great Falls, its agents, employees, and assigns and agrees to assume the risk of any damages, losses, and expenses, including attorney's fees and costs, from and against any and all liability arising out of, or resulting from, the performance of its obligations and any work contemplated by this agreement.

SUSPENSION/TERMINATION

The Grantee agrees that the City of Great Falls may suspend or terminate this project if it determines that the Grantee has materially failed to comply with any term of this Agreement, or any rules, regulations or provisions referred to within. Grantee shall have a 90 day period to cure any default.

REVERSION OF ASSETS

- Should this project be suspended or terminated (and only if there are no subsequent Agreements) the Grantee shall transfer to the City any City funds on hand at the time of expiration and any accounts receivable attributable to the use of City funds.
- The Grantee agrees to reimburse the City all City cash on hand, any accounts receivable, and any program income if at any time the Great Falls Development Authority's Downtown Revolving Loan Fund becomes no longer viable, or ceases to operate for any reason.

COMPLIANCE WITH LAWS

Grantee agrees to comply with all federal, state and local laws, ordinances, rules and regulations, applicable to the performance of this agreement.

TERM OF AGREEMENT

The term of this Agreement shall expire when all obligations of the Grantee to the City are fulfilled.

FINANCIAL MANAGEMENT

The Grantee agrees to provide the City with the following documents (if applicable) before City funds are disbursed to the Grantee:

1. This signed Agreement;
2. A copy of GFDA's lending policies; and
3. Any other pertinent information which the City requests.

The Grantee shall comply with the requirements and standards of OMB Circular No. A-122, "Cost Principles for Non Profit Organizations" and with the following Attachments to OMB Circular No. A-110, as applicable and as may hereafter be amended:

- "Cash Depositories", except for paragraph 4 concerning deposit insurance;
- "Bonding and Insurance";
- "Retention and Custodial Requirements for Records";
- "Standards for Financial Management Systems";
- "Monitoring and Reporting Program Performance," Paragraph 2;
- "Property Management Standards"; and
- "Procurement Standards".

DOCUMENTATION AND RECORD-KEEPING

The Grantee agrees to provide regular reporting and maintain records for this RLF on a quarterly basis. Reports will be sent to the City Manager, PO Box 5021, Great Falls, MT, 59403. Grantee agrees to notify the City Manager in writing when a new loan is approved up to the first \$300,000, and annually thereafter. Such records/reporting shall include, but not limited to:

- Records providing a full description of the activity undertaken;
- Records documenting number and type of loans created since last report;
- Records documenting current performance on all existing loans in the fund; and
- Records pertaining to any write-offs from the fund during the reporting period.

The Grantee shall retain all records with respect to any matters covered by this Agreement for a minimum of five (5) years after the termination of all activities funded under this Agreement.

All Grantee records with respect to any matters covered by this Agreement shall be made available to the City at any time during normal business hours, as often as the City deems necessary, to audit, examine, and make excerpts or transcripts of all relevant data. Any deficiencies noted in audit reports must be fully cleared by the Grantee within 30 days after receipt by the Grantee. Failure of the Grantee to comply with the above audit requirements will

constitute a violation of this contract and may result in the withholding of future payments, suspension, or termination of this Agreement.

PROGRAM INCOME

The Grantee hereby agrees that the only activities that are to be undertaken with Downtown Revolving Loan Fund program are real estate and business loans in the designated Downtown Loan District in Great Falls, MT and program administration expenses. Program income in the form of loan interest shall be the only source of funding for program administration expenses.

MERGER

The Parties hereby agree that the terms contained in the foregoing writing is the entire agreement of the Parties and that no other verbal or written communication shall be considered to amend, modify, or define any of the terms, rights, or obligations listed herein.

SEVERABILITY

The Parties hereby agree that should any term of this agreement be found to be invalid or be without force or effect, whether by conflict of law or factual impossibility, the remaining terms of the agreement shall be considered valid and have force and effect for and against the parties to the agreement.

NONDISCRIMINATION

The Grantee will not discriminate against any employee or applicant for employment because of race, color, creed, religion, ancestry, national origin, sex, disability or other handicap, age, marital/familial status, status with regard to public assistance, or any other protected class recognized under law. The Grantee will take affirmative action to insure that all employment practices are free from such discrimination.

AMENDMENTS

Any amendment or modification of this Agreement or any provisions herein shall be made in writing and executed in the same manner as this original document and shall after execution become part of this Agreement.

Grantee and City have caused this Agreement to be executed and intend to be legally bound thereby as of the date set forth above.

GREAT FALLS DEVELOPMENT AUTHORITY, Grantee

Brett Doney, President

THE CITY OF GREAT FALLS

Gregory T. Doyon, City Manager

ATTEST:

(Seal of the City)

Lisa Kunz, City Clerk

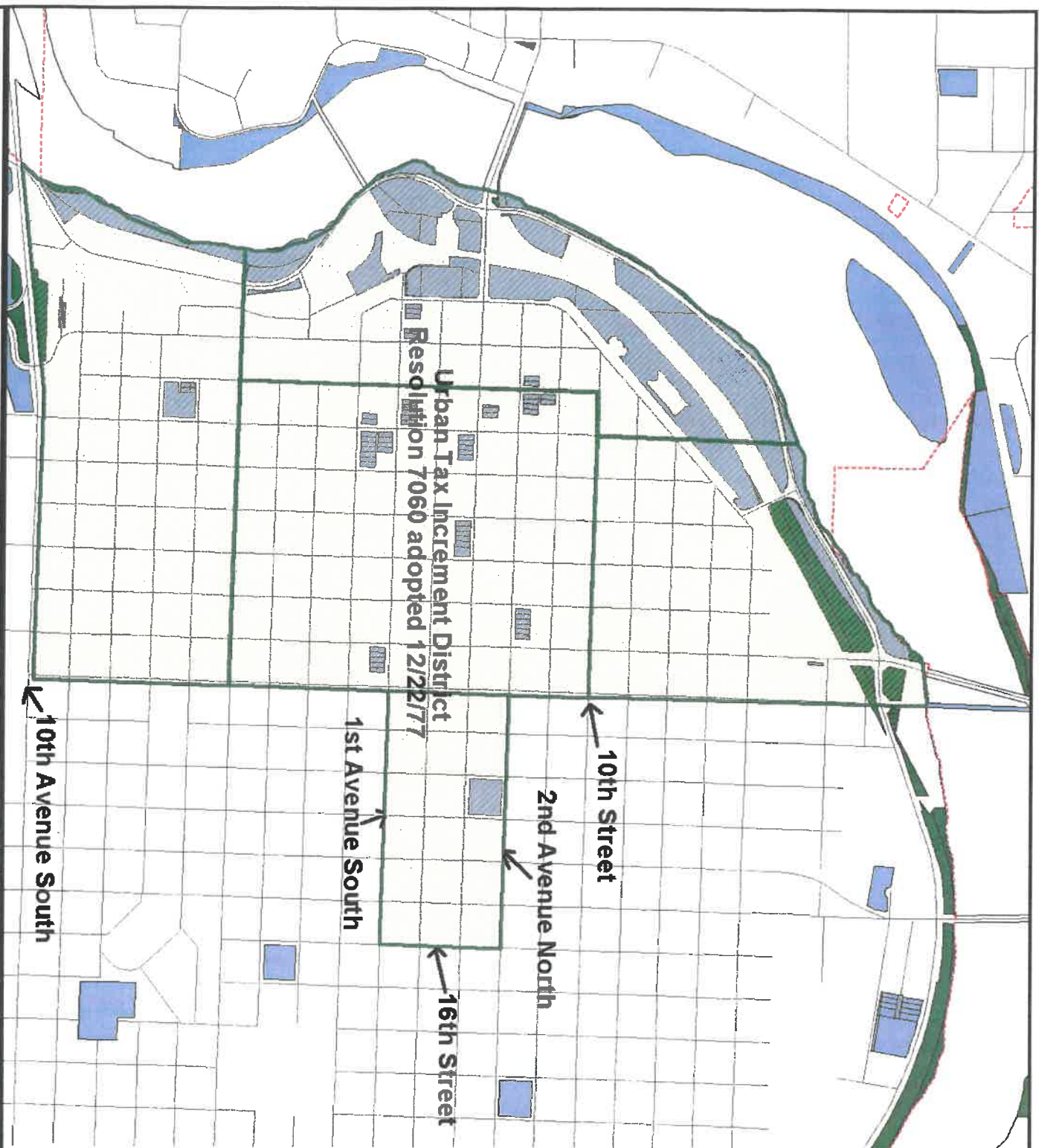
APPROVED FOR LEGAL CONTENT*








Sara R. Sexe, City Attorney

*By law, the City Attorney may only advise or approve contract or legal document language on behalf of the City of Great Falls, and not on behalf of other parties. Review and approval of this document was conducted solely from the legal perspective, and for the benefit, of the City of Great Falls. Other parties should not rely on this approval and should seek review and approval by their own respective counsel.



Urban Tax Increment District Boundaries



-  City Limit
-  Streets
-  Airport
-  MAFB
-  City Properties
-  Parks
-  Water Features

1 in. = 1,425.9 feet





Item: 2018/2019 Community Development Block Grant (CDBG) Funding Priorities

From: Planning and Community Development Department

Initiated By: Maria Porter, Community Grant Specialist

Presented By: Craig Raymond, C.B.O., Director of Planning and Community Development

Action Requested: The City Commission review staff recommendation on the 2018/2019 CDBG Funding Priorities.

Suggested Motion:

There is no suggested motion. This is an informational presentation designed to inform the Commission and stimulate discussion and general direction.

Staff Recommendation:

Staff recommends the City Commission set the 2018/2019 CDBG Funding Priorities at its May 15, 2018, City Commission meeting as follows:

Public Improvements	50%
Residential Housing Rehab.	45%
Public Services	5%

These percentages would be applied to the unallocated CDBG funds from prior years (\$228,000), FY18 CDBG estimated annual allocation (\$702,000), and unallocated program income within the Revolving Loan Fund (\$569,000); minus the cost (\$274,000) to administer the programs approved in the Grant Policies.

Staff recommends the City Commission approve staff to have limited authority to adjust the percent recommendations by zero to ten percent based on Timeliness need. The City is required to have no more than 1.5 times of their annual allocation by May 2nd of every year; therefore, staff requests the ability to respond to this HUD requirement as needed, while remaining within the identified and approved priorities. The City faced potential noncompliance with this requirement for the past two years and this approval will allow staff to be proactive in meeting the HUD Timeliness requirement.

Summary:

As part of the CDBG program, the City Commission is required to adopt funding priorities for the 2018/2019 CDBG funds to be received from the U.S. Department of Housing and Urban Development

(HUD). The funding priorities recommended by Staff are completely driven by community input through a community survey, stakeholder focus group, neighborhood council meetings, public hearing, and public comment period. Staff intentionally provided multiple avenues of public engagement to ensure the priority-setting process was community driven and inclusive. Staff's recommendation is to respectfully utilize the community's chosen top three priorities, which will allow for strategic funding in areas of need. These funding priorities will be used by Staff as a guideline for awards throughout the year.

The top need identified was Public Improvements. Staff recommends funding Public Improvements with the largest allocation of 50% (\$622,000). This will provide funding to enhance public infrastructure such as sidewalks, curb ramps, City facility accessibility and playground equipment to enhance ADA access. The Public Improvements designation will include that at minimum 20% (\$249,000) of the total annual budget must be specifically allocated to retrofit ADA Access projects.

The second identified need was Residential Housing Rehab. Staff recommends funding Residential Housing Rehab with the second largest allocation of 45% (\$560,000). This will provide funding towards low interest loans for property owners, to assist very low to moderate income individuals to bring properties up to code, and upgrade the city's housing stock to provide safe, affordable housing. This percentage also includes funding towards Housing Education and Counseling, which the community identified as the third top priority for Housing Initiatives.

The third and final recommendation is to provide funding towards Public Services. Staff recommends funding Public Services with the allocation set at 5% (\$62,000). This will provide funding towards public service projects--specifically focused on addressing the Homelessness Services, Senior Services, or Alcohol and Drug Treatment. The Public Service priorities were identified by the received community feedback. All public service projects must be new and/or expanding services that benefit low-to-moderate income persons.

In addition to the above funding recommendations, Staff also will be able to utilize HOME Investment Partnership Program (HOME) funds towards new construction and homeownership. HOME funds, approximately \$530,000, will be able to be granted to continue to further the City's mission to improve and grow the affordable housing stock. HOME funding can be utilized towards building, buying, and/or rehabilitating affordable housing for rent or homeownership or providing direct rental assistance to low-income people.

The funding allocations are strategically focused and identified by the community. One main perspective that continuously arose during the community assessment was the recommendation that the City strategically allocate large percentages of funding to make a bigger impact. As seen above, Staff recommends to utilize this recommendation.

Background:

CDBG and HOME programs are federal programs administered by HUD to help fund local community development programs including affordable housing, anti-poverty, public service, and community infrastructure projects. The primary goal of these programs is to assist low and moderate income (LMI) persons in their respective communities. State and local governments receive funding from HUD based on a formula derived from population statistics.

Significant Impacts: Funding priorities will lay the foundation for the Annual Action Plan required by the Department of Housing and Urban Development (HUD) as part of the five year Consolidated Plan. The Citizen Participation attachment includes the Community Needs Assessment information from

which the priorities are chosen. The Needs Assessment included 355 results from a community survey, a stakeholder focus group, and a Public Hearing held at the April 17, 2018, City Commission meeting. In addition to the Community Needs Assessment, Staff also attended Neighborhood Council meetings and tabled at multiple locations to conduct community outreach and gain insight. The public will also be provided another opportunity to provide comment at future City Commission meetings and during a 30 day public comment period prior to final adoption of the Annual Action Plan. Attached is the 2018-2019 Annual Action Plan Schedule.

As a result of audit findings presented to the City of Great Falls by HUD, City staff has been working diligently with HUD and the community to identify ways in which the City can reshape the program to satisfy HUD requirements and better serve the community in impactful ways. To date, City staff has received support and approval for the program policy changes from HUD officials. If the City Commission desires to make programmatic changes at this point, the City will be required to submit those changes to HUD for approval putting this years allocation at risk due to the tight timeline in which we must submit our Annual Action Plan for review and approval.

As of April 18, 2018, HUD has not contacted the City regarding the CDBG and HOME funding allocation for 2018/2019; therefore, all allocation amounts are estimates based on the FY17 award amounts. Once funding allocations for the 2018/2019 grant year become available, allocation percentages can be applied and funding amounts per category determined.

At the April 17, 2018, City Commission meeting, through the Grant Policies, the City Commission approved to fund the administration of the CDBG and HOME Program and to continue to support Fair Housing through a Fair Housing Specialist position and Code Enforcement Officer. All estimated allocation amounts include the deduction of these positions to administer the grant programs.

Conclusion

Funding priorities will lay the foundation for the Annual Action Plan required by HUD as part of the Consolidated Plan. Projects will be considered that fall into the guidelines established by these funding priorities and meet national CDBG objectives, making them eligible for use of CDBG funds.

Fiscal Impact:

Meeting HUD requirements for receipt of CDBG funding will bring an estimated \$700,000 to the City to benefit low/moderate income citizens and families. With the unknown funding allocation amount for 2018/2019, the amount could be more or less. Based on this, City funding allocations will be adjusted according to the approved funding allocation percentages. Regardless, this influx of Federal funding does significantly ease pressure on the City's general fund to provide similar services to low/moderate income residents of Great Falls.

Alternatives:

The Commission could change the funding priorities from the recommendation made by the staff.

ATTACHMENTS:

- ▣ 2018-2019 Annual Action Plan Schedule
- ▣ Citizen Participation
- ▣ Proposed FY18 Grant Budget



City of Great Falls

CDBG/HOME Annual Action Plan Schedule

Commission Work Session to discuss Grant funding Priorities & Policies	November 21, 2017
Public Needs Assessment- Neighborhood Councils (1/31, 2/19, 2/22, 3/1), Community Survey, and Stakeholder Focus Group (3/5/18)	January 26, 2018- March 16, 2018
City Commission Work Session to review Community Data, City Commission Meeting to set date for Public Needs Hearing	Tuesday April 3, 2018
15 day comment period for proposed Citizen Participation Plan	March 30, 2018- April 16, 2018
City Commission Meeting to vote on Grant Policies and Citizen Participation Plan, <u>Public Needs Hearing</u>	Tuesday April 17, 2018
City Commission Meeting to review Staff Recommendation on Goals to be included in Annual Action Plan	Tuesday May 1, 2018
30 day comment period for proposed 2018/2019 Annual Action Plan	May 1, 2018 – June 1, 2018
City Commission Meeting to vote on Goals to be included in Annual Action Plan	Tuesday May 15, 2018
City Commission Meeting to vote on Annual Action Plan	Tuesday June 8, 2018
ConPlan/Annual Action Plan submitted to HUD	By June 30, 2018

Partners Distributing Surveys

NeighborWorks Great Falls
Habitat for Humanity
St. Vincent de Paul
Grace Home
YWCA
Young Parents Education Center
Opportunities Inc.
Rural Dynamics
Great Falls Senior Center
JJ's Bakery
North Cental Independent Living Services
GFDA
Fox Montana (TV)
The Electric (Online News)
Great Falls Housing Authority
Park Manor Apartments
Indian Family Health Services
City Staffing
Neighborhood Council Meetings
University of Providence
Library



Welcome to the City of Great Falls Community Grant Survey!

Thank you for agreeing to take part in this important survey to gain your thoughts and opinions in order to better serve you with the City's Community Development Block Grant (CDBG) and HOME Investment Partnership Grant (HOME). This survey should only take 8-10 minutes to complete, thank you for your time.

1. How would you like to see the City utilize CDBG and HOME Grant Funds?
 - a. Geographically, focus funding each year on certain low to moderate income areas in the City (example: Downtown Revitalization, Improving the condition of older neighborhoods)
 - b. Specific Need, focus funding each year on a certain priority (example: 100% on Affordable Housing in one year 100% on Economic Development in another year)
 - c. Balance of the above strategies
 - d. Other: _____

2. What is the best method of communication to gain community input?
 - a. Paper Survey that can be returned through mail or drop off locations
 - b. Online Survey
 - c. Public Meeting
 - d. Neighborhood Council Meetings
 - e. Other: _____

3. Thinking of the City of Great Falls, as a whole, rank the following priorities from the options below? (1 being the highest, 6 being the lowest)
 - a. ___ Public Improvements- Enhance public infrastructure such as sidewalks, curb ramps, City Park accessibility and playground equipment to enhance ADA access, to further the City's ADA Transition Plan.
 - b. ___ Transitional Housing- Increase transitional housing opportunities within the City of Great Falls. (*Transitional housing (TH) is designed to provide homeless individuals and families with the interim stability and support to successfully move to and maintain permanent housing.* www.hudexchange.info)
 - c. ___ Public Services-Provide support to public service projects that are new and/or expanding the services that benefit low to moderate income persons.
 - d. ___ Residential Housing Rehabilitation - Provide rehabilitation low-interest loans for very low to moderate income property owners to bring properties up to code and upgrade the city's housing stock to provide safe, affordable housing.

Question continues on back

- e. ___ Homeownership - Provide funding to increase the construction of new affordable housing stock for homeownership to low to moderate income families.
- f. ___ Economic Development - Provide low-interest loans to new and expanding businesses that will create decent paying jobs with benefits for persons from low to moderate income households.
- g. Other: _____

4. Which of the following housing initiatives would you prioritize? (Pick up to 3)

- a. Rental Housing Unit Rehabilitation
- b. Single Family Home Rehabilitation
- c. New construction: Single Family Homes
- d. New construction: Rental Units (apartments, duplexes, etc.)
- e. Transitional Housing Units
- f. Housing Education and Counseling for renters; homebuyers, and homeowners

5. Thinking of Great Falls, as a whole, which of the following Public Services would you prioritize? (Pick up to 3)

- i. Homelessness Services
- ii. Childcare
- iii. Alcohol and drug treatment
- iv. Youth Services
- v. Senior Services
- vi. Food and nutrition services
- vii. Disability/ special needs services
- viii. Healthcare
- ix. Services for victims of domestic violence
- x. Suicide Prevention
- xi. Crime awareness/prevention
- xii. Housing Counseling
- xiii. Financial Education
- xiv. Employment Training
- xv. Other: _____

6. If you have any other ideas about future priorities for the City's CDBG and HOME Programs, please include them here. Thank you!

Question	Answered A	Answered B	Answered C	Answered D	Answered E	Abstained	
1	95	59	188	10		3	355
2	149	163	97	82	9	2	

Responses for questions 1 answered D

Based on needs at specific time

Improve Natatorium

Develop programs that grow year to year

Focus on organizations providing existing services

Sense-Ability Autism School for New fire system

It's tough downtown. Hard work neighborhoods, all side walks are not good

advertise link via different media

Need based upon an application process

Prioritize funding to House/Neighborhoods, then to downtown revitalization

CDBG should never be used for Economic Development

Housing

Focus on disabled families

Responses for question 2 answered E

Social Media/Facebook

Cross section of generations

Communicate well before survey so people know about it

Survey mailed through utility bills with news releases, radio, internet, ect.

Beer at the/a bar

Banner Ads online

Put in with water bills

News/TV

Depends on their disability

Capital

Question 3

Rank	A	B	C	D	E	F	
1	89	98	77	76	57	67	
2	40	50	50	37	39	52	
3	52	47	56	69	44	39	
4	60	61	52	49	47	43	
5	22	42	50	35	61	48	
6	19	51	31	24	58	54	
	282	349	316	290	306	303	Sum of all responses

Rank	A	B	C	D	E	F	
1	89	98	77	76	57	67	
2	80	100	100	74	78	104	
3	156	141	168	126	132	117	
4	240	244	208	196	188	172	
5	60	210	250	175	305	240	
6	114	306	186	144	348	324	
	739	1099	989	791	1108	1024	Score
	282	349	316	290	306	303	# Surveys
	2.620567	3.148997	3.129747	2.727586	3.620915	3.379538	

Question 4

A	B	C	D	E	F
189	168	119	125	145	146

Question 5

i	ii	iii	iv	v	vi	vii	viii	ix	x	xi	xii	xiii	xiv	xv
146	80	105	74	115	76	73	80	44	60	62	42	43	79	12

xv
Emergency services police and fire
Recreation
Information for People Prior to Failure
Autism School
Veteran Services
Parenting programs for at risk families
Mental Health
Transporation
Mental Health Services
Little Shell x2

Question 6
More handicap asseccible/affordable housing
Get input from Neighborhood Councils
Focus on Downtown growth through residetial housing
Focus on commercial groth through development loans
Add rain gradens and bioswales downtown
Need more awareness of the community for the services that are available to them
Areas of town need to be cleaned up "in a really bad way"
Only develop when there is adequate Fire and Emergency services building
City sidewalks and features for ADA compliance should be a priority
Please consider not utilizing CDBG or HOME funds to improve rental properties. Should be rental property owner
Youth Empowerment programs
No "slaughterhouse"
Build assets that make Malmstrom the place to be for the AirForce (1 million dollars a day)
Keep in mind the original purpose of CDBG and HOME funds and don't divert these to efforts that may have
Past small CDBG projects have often entailed more red tape and administrative effort than they were worth
It is better to focus on larger grants with more impact
Warming center for winter months
Need another drop-in center
By supporting the only Autism School in the State and supporting ALL children that would be served (Public + children in Autism school) both win. Great Falls is even more notated in the state
No loans to small buissness to many we need large companies
Fix all the curb stops for water shut-off that the city failed to inspect from prior homeowners and contracors work. Should not fall on a new homeowner
Get a team of drug sniffing dogs to go through lowcost/HUD/Section 8 housing to weed out drug addicts and drug dealers who create unsafe environments for decent low-income individuals.
Do drug testing on people before giving them food stamps and access to public housing.
There are bed bugs in Park Manor.
The city needs to get rid of bugs in Cabs, theaters, low-income housing, this hown has a big secret- bed bugs is its
Use local non-profits as much as possible
Need more permanent affordable apartments
Building homes in the original transit as well as many other historic neighborhoods is impossible without development subsidy because of the cost of the foundations.
Put money into brick-mortar projects that will benefit community for the long term
Removal of slums and blight
Housing/Neighborworks
Improving all aspects of housing (including rentals) should be a priority
The city needs housing for homeless teens. There is no place for homeless kids to go when they are displaced. Could be dorm-style housing that provides education, financial skills, job readiness; help achieve self-sufficiency
Focus on low income services- GF has no real industry other than service and the jobs do not pay enough to keep up with the cost of food and housing here, get rid of the AFB, bring minimum wage to a descent level
Homeless/poor people not seen as true members of the community, leading to discrimination; education about homelessness might help reduce hostility
Infrastructure to make single family housing more affordable
There is a large gap from good low income housing such as NeighborWorks and what is available for moderate 40-50K single people have very few quality housing choices and do not qualify for low income housing which is much better than the junk moderate income earners can afford.

Question 6

Clean up Opiod/Meth problem...

Need non-faith based options for homelessness

Offer clean needles/ narcan

VocRehab offer HSET more easily/ pay for HSET

A transition for freedom fund or part of the grants to assist those who need home modifications

A transition to freedom fund or other monies would assist those who want to live in the community that come from nursing homes or other insitutional settings

Update buildings like Paris Gibson Sq

More community development for restaurants

Become Bicycle friendly

Be able to send in ideas year-round. Sidewalks by the missouri River Manor for wheel chairs and scooters ,

Focus on Family Therapy for families in crisis

More youth activities; concern that they are getting into drugs and alcohol more.

Help the families with disabled members

More Housing

Look into making low income housing more affordable or housing costs in general; rent is very high in this area

Disability Help

Mental Health Counsalting services

More Sheltering and place of being for homeless

March 5, 2018 Stakeholder Focus Group
Sign-In Sheet

Please initial by your name or if your name is not listed, please write your name at the bottom of the list with your contact information.

First	Last	Agency
Sherrie	Arey	NeighborWorks Great Falls
Ernestine	Belcourt	Indian Family Health Clinic
Trista	Besich	Community Health Care Center
Mary Lynne	Billy	Indian Family Health Clinic
Jen	Butler	Quality Life Concepts
Jerry	Clark	North Central Independent Living Services, Inc.
Lonnie	Dalke	City of Great Falls-Park & Rec.
Tori	Doe	Volunteers of America
Brett	Doney	GFDA
Sandi	Filipowicz	YWCA
Jennifer	Fines	Habitat for Humanity
Robert	Harper	Rescue Mission
Rosalie	Hollimon	Center for Mental health
Lee	Houle	School District
Carrie	Koppy	Rural Dynamics
Deb	Kottel	St. Vincent de Paul
Jennifer	Lehman	Rural Dynamics
Therese	Martinez	Rescue Mission
Erica	McNamee	City of Great Falls- Park & Rec.
Sharon	Odden	Family Promise
Wesley	Old Coyote	Indian Family Health Clinic
Gary	Owen	United Way
Terry	Oyhamburu	Rural Dynamics
Shyla	Patera	North Central Independent Living Services, Inc.
Jesse	Patton	City of Great Falls- Public Works
Shandy	Petersen	Young Parents Education Center
Sheila	Rice	
Mikaela	Schultz	City of Great Falls- Public Works
Lacey	Spencer	United Way
Tonya	Weninger	Center for Mental health
Karla	Seaman	Opportunities Inc.
Jeff	Neiffer	NeighborWorks Great Falls
Marian	Permann	City of Great Falls- Park & Rec.

Highlighted individuals attended

Comments from Focus Group

Attendance: 26 Stake holders

Allocating funding

- Balance -> not as noticeable but helps MORE partners
- Specific need -> bigger impact
- Geographic -> Bigger impact

Affordable housing

- Need affordable rental units to match LMI jobs
- Housing Vouchers
 - No New Vouchers & cannot find landlords who will take them.
 - Shortage of housing units
- Housing Barriers : credit report/ rental history/ no reference/ felonies/ transportation/ age (teens)/Substance abuse/mental health
- Need for wrap around case management to help sustain housing
- Possible Solution: Transitional housing collaboration with prerelease
- Current Available Beds:
 - 8 beds – currently
 - 4 beds – teens (therapeutic)
- Possibility that Landlord's association push back when trying to build a transitional housing due to the being seen as a competition. Solution: Have them engaged early

Public Services

- Daycare; challenge for individuals
 - Weekend and evening care lacking/missing
- Evening transportation/expansion needed

4th group/1st to Present:

1. Housing 600k
 - a. Rental Rehab
 - b. Education/Counseling
 - c. Single Family Rehab
 - d. Transitional Housing
2. Public Improvements 300k
3. Public Service 300K
 - a. Transportation 100k
 - b. Daycare 100k

- - -
2nd Group/ 2nd to Present

Housing First with supportive resources

Rocky Mt. Building- a Public/Private Partnership under economic development

Public Improvement- ADA, LMI Homeowner sidewalks

Nat. Play Ground, Bathroom

Housing

Public Service- \$100,000 endowment/ Become sustainable

Cannot actually do with CDBG funds

COC staffing – create homeless case management

Use expertise of partner knowledge, may not match with community. The community may not have information or education

Transitional Housing needed first with community support to be able to sustain

“Housing isn’t a one size fits all”

More “bang for your buck” if put all money towards one thing

1. Rocky MT Building 200k
2. Public Improvement 100k
3. Parks 200K
4. Housing 150k
5. Housing Rehab 200k
6. Public service endowment 100k x 10
7. COC Staff 75k

- - -

3rd Group/ 3rd to Present

Ignored survey, sample size wasn't large enough

Wants big impact

Use funding towards addressing barriers

- a. Emergency housing
- b. Permanent supportive housing
- c. Funding – to do a systems theory study
- d. Down Payment Assistance

- - -

1st Group/ 4th to Present

Need to focus majority of the money to a specific project not spreading it around

Smaller portion of budget 10-20% should be allocated for improvements such as parks, sidewalks, ADA)

Larger project should focus on certain groups and try to eliminate barriers by providing a range or operational services.

Maria Porter

From: Maria Porter
Sent: Tuesday, April 10, 2018 3:41 PM
To: 'Thiel-Schaaf, Kim'
Subject: RE: Grant Public Needs Hearing

Hi Kim,

Thank you so much for your comment, I will share with the Commissioners and include in the comments for the Public Hearing.

Maria Porter, CPS
Community Grant Specialist
Planning & Community Development
City of Great Falls
406-455-8407

From: Thiel-Schaaf, Kim [mailto:kthiel-schaaf@cascadecountymt.gov]
Sent: Tuesday, April 10, 2018 3:37 PM
To: Maria Porter
Subject: RE: Grant Public Needs Hearing

Maria,

Thank you for the notice. I will post this in a few places for the public to see and encourage their participation. I will not be able to attend the meeting due to a previous commitment, however, please consider this email as an official response that may be included in your records of public input.

There continues to be a need to ensure that the elderly home bound residents of Great Falls are able to obtain services, such as meals, caregiver support and light housekeeping. In previous years, Aging Services has applied for funding to support the provision of Home Delivered Meals via our Senior Nutrition Programs which are a part of the Older American's Act. That funding has provided support to the food budget for this program, which is budgeted to support the nutritional needs of 350 people/day x 52 weeks a year. The cost of a meal is presently running about \$2.00/day for raw food and may or may not fluctuate in the next 12 months due to inflation. Aging Services (known formally as Area VIII Agency on Aging) also provides respite and homemaker services as another way to support this population and we are seeing a rise in the demand for respite in particular. As the budgets for services under Medicaid Waiver continue to contract, I anticipate there will be more people who are unable to pay for care in Assisted Living and Nursing Homes, but also unable to get a slot for a Medicaid Waiver Bed, living on their own or with a caregiver. The need for meals and caregiver support will increase should there be fewer Medicaid Waiver slots at facilities that accept this form of payment from individuals who are unable to self-pay for the bed. This would put a greater burden on our agency to provide services, but we too are experiencing some retraction in funding, so in an effort to shore up this vital programming, I would highly recommend that the City Commission consider services to the elderly in Great Falls as a crucial need for the CDBG funding to help meet.

Best wishes with your needs hearing.

Kim Thiel-Schaaf

Cascade County - Aging Services Director
1801 Benefis Court, Great Falls, MT 59405

Maria Porter

From: Maria Porter
Sent: Thursday, April 19, 2018 9:24 AM
To: 'ML Billy'
Cc: ebelcourt@indianfamilyhealth.org; chill@indianfamilyhealth.org
Subject: RE: Grant Public Needs Hearing, Tuesday, April 17

Good Morning,

Thank you for your comments, they will be included in the public comments for the FY18 Annual Action Plan.

Maria Porter
Community Grant Specialist
Planning & Community Development
City of Great Falls
406-455-8407

-----Original Message-----

From: ML Billy [<mailto:mloldcoyote@yahoo.com>]
Sent: Wednesday, April 18, 2018 7:41 AM
To: Maria Porter
Cc: ebelcourt@indianfamilyhealth.org; chill@indianfamilyhealth.org
Subject: RE: Grant Public Needs Hearing, Tuesday, April 17

Maria,

Good morning.

As I did not speak at the meeting last night, I wanted to make sure that I submitted the attached document that was prepared. Representing IFHC, this document is intended to explain the necessity of funds - in any size - are of great importance to the facility and continuation of services for the underserved NA and non-NA populations in Great Falls. Health care access and services are scarce and often unavailable. Thus, IFHC services are critically important.

Thank you again for your help in providing the meeting information.

Please advise if there are any next steps and/or meetings that may relate to the funding.

Respectfully,

Mary Lynne Billy, PMP



Indian Family Health Clinic

1220 Central Ave, Great Falls, MT 59401

April 17, 2018

Respectfully Submitted To: City of Great Falls Planning and Community Development Department

According to a City of Great Falls policy report, health access is an issue within the city. Eight central-city related census tracts qualified as Medically Underserved Population Areas in the 2010 census. These areas have shortages that may include too few primary care physicians, high infant mortality, high poverty, and or high elderly population. Health access for the largest minority population also continues to be an ongoing issue. Overall, the City of Great Falls has a total estimated minority population of 11%, with the largest percentage being Native American at 7.0%.

Native American and non-native members of the community are provided access, care, and support from a long standing organization – Indian Family Health Clinic (IFHC). The Indian Health Family Clinic (IFHC), a part of the Title V Urban Indian Health Programs, is a key provider of care to the large population of uninsured urban Indians. More than 64 percent of American Indians live in cities, according to the 2000 U.S. Census. Since the 1990s, Indian Family Health Clinic (IFHC) has provided quality health care for the Great Falls community and surrounding areas.

IFHC mission and vision is fulfilled through the delivery of care that is holistic, welcoming, and based in a balance of care of body, mind, and spirit. Our patients are often underserved and reflect diversity in population, demographics, and socio-economic factors. Without access to IFHC services, many individuals, children, and families would likely not have access to health care and related support services.

According to the City of Great Falls Growth Policy Update of 2013, growing evidence supports the role of neighborhood design in promoting a healthy community. The IFHC leadership understands and fully supports neighborhood and community engagement. As such, a major decision was made by the IFHC leadership in 2017.

On August 1, 2017, IFHC accepted the building located at 1220 Central Ave, Great Falls, as a gift from Benefis Health Systems. Despite limited funds, age of the building (built in 1950s), required hazmat abatement and infrastructure remediation, IFHC accepted the gift to ensure that a presence is maintained and continued so that individuals, children and families in the downtown area and greater Great Falls community have access to health care and related services. Although only a little more than one percent of the Department of Health & Human Services (HHS)/Indian Health Service (IHS) budget goes to Urban Indian Health Programs, urban Indian programs and facilities must leverage every dollar provided through IHS with two dollars from private, local or state resources. Further, federal funds through the HHS/IHS do not currently allocate budget nor funding for urban Indian facility improvement or construction. Therefore, funding support, such as the City of Great Falls and HOME Partnership funding, is critical to support IFHC health and community services provided.

With our firm commitment to the community and desire to continue to provide health care services, we are submitting this request for funding support. With the building remediation, abatement, and redevelopment efforts, our goal is to continue and enhance health care services, job creation and economic contributions within Great Falls and surrounding area communities. Without the facility, many Native American and non-natives would go without health care, support, and services in the community resulting in wider gaps in health access in the Great Falls community.

Thank you in advance for your consideration, inclusion, and support.

Regards,

Ernestine Belevant

Executive Director

IFHC Mission:

To provide and promote culturally sensitive, holistic, quality health care for American Indian people.

FY 18 Grant Annual Projected Budget Proposal

	Debit	Credit	Balance
HOME Grant	550,359		550,359
CDBG Grant (FY17/FY18)	930,882		1,481,241
Revolving Loan Fund	569,633		2,050,874
Total Budget Amount	\$2,050,874		
Administrative Costs (FY18 Allocation: 20% CDBG/10% HOME)		159,652	1,891,222
Loan Specialist Program		65,000	1,826,222
Fair Housing Specialist Program		20,000	1,806,222
Code Enforcement Program		30,000	1,776,222
Total Administrative Budget		\$274,652	
Affordable Housing: HOME Grant		530,359	1,245,863
Public Improvements (50 %)		622,932	622,932
Residential Housing Rehab (45%)		560,638	62,293
Public Services (5%)		62,293	0
Total Project Budget		\$1,776,222	

Impact on General Fund: None